

# Enhance Your Financial Security

## With a Home Equity Conversion Mortgage

Many homeowners across the nation have chosen a Home Equity Conversion Mortgage (HECM) to help them meet financial and personal goals. A HECM loan can be a smart, secure, financial option for seniors who want to tap into a portion of equity in their home to gain access to tax-free<sup>1</sup> funds.

### Funds Available, Distribution Options, Interest Rates and Costs

- Fixed and variable loan rates may be available
- Most closing costs and fees can be financed as part of the loan, resulting in little or no up front fees<sup>2</sup>
- Amount available is based on the age of the youngest borrower, current interest rates, existing mortgage amount, and the lesser of the appraised value of your home, sale price or the maximum lending limit.
- Receive your funds in a lump sum, a regular monthly payment, a credit line, or a combination of these options
- The funds available to you may be restricted for the first 12 months after loan closing, due to HECM requirements. Consult your advisor for detailed program terms.

### Eligibility

- Homeowner must be at least 62 years old
- Must have sufficient equity in your home
- Single family home, two to four unit owner occupied home, townhouse, approved condominium or manufactured home



### Benefits

- Eliminates existing monthly mortgage payments<sup>3</sup>
- Stay in your home and maintain the title
- Heirs inherit any remaining equity after paying off the HECM loan
- Federal Housing Administration (FHA) insured HECM Loan Program
- Loan proceeds are tax-free

<sup>1</sup> Please consult your financial advisor.

<sup>2</sup> Except for HUD required counseling.

<sup>3</sup> You must still live in the home as your primary residence, continue to pay required property taxes, homeowners insurance, and maintain the home according to Federal Housing Administration requirements.



**Golden Equity Mortgage**

**Land Home's Reverse Mortgage Division**

— "Putting the Trust Back into Lending!" —

**Call 855-995-5040 or  
email: [reverse@lhfinancial.com](mailto:reverse@lhfinancial.com)  
NMLS #1796**



Equal Housing Opportunity Lender. Rates, Program, Fees, and Guidelines are subject to change without notice. Restrictions apply. Not a commitment to lend. Land Home only conducts business in states we are approved to. Golden Equity Mortgage is a division of Land Home Financial Services. For a list of our licenses go to <http://www.nmlsconsumeraccess.org/>. Company NMLS #1796. Program not available in all states. 2-19-14